

CONSULTATION SUMMARY

Case reference number(s)

2017/4629/P

Case Officer:

Raymond Yeung

Application Address:

21 Rosecroft Avenue

LONDON

NW3 7QA

Proposal(s)

Erection of rear extensions to lower ground, upper ground, first and second floors. Alterations to fenestrations to the side elevation to lower ground, upper ground, first and second floor including, replacement windows from upvc to aluminium and alterations to the ground front entrance area. Installation of air conditioning unit to rear of flat roof to existing house. Lowering the floor level of the original property by approximately 354mm.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
	Site notice displayed 1/9/17 – 22/9/17				No of comments	0
	Press notice displayed 31/8/17 – 21/9/17				No of support	0

Summary of representations

The owner/occupier of No's 23 Rosecroft have objected to the application on the following grounds:

reasons:

- There are a number of windows which would line up with these proposed new windows if they are allowed.
- The proposed extension is an addition to an already overbearing extension to the existing property.
- Reduce privacy due to the proximity of the property and the fact that 21 Rosecroft Avenue is built on a higher ground level (approximately one storey above 23 Rosecroft Avenue) and would overlook the main rooms of the house: ball room, lounge and master bedroom.
- The extension will be very visible during winter as the existing tree towards the back (which provides some screening) is not evergreen and will almost certainly be reduced if planning permission is granted.
- Look unsightly and loose symmetry to the neighbouring attached property which has not been altered or extended and benefits from its original design merit.
- Suspect that the new air conditioning or heat pump unit will emit a constant low frequency droning noise from its roof top position.

Officer's response;

- Although additional massing is being added and the host building sits at a significantly higher level than the neighbouring property, most of the overshadowing impacts would fall upon the gable end of the neighbour and not the rear façade or immediate rear garden area resulting in the overall impacts to No 23 being negligible. The first and second floor windows facing this neighbour shall be obscured to avoid any overlooking, secured by condition. A condition is attached to ensure the flat roof of the lower ground floor rear extension would not be used as an outdoor roof terrace so to protect the amenity of the neighbouring properties in terms of loss of privacy.
- This application replicates the previous permission 2016/0218/P but with changes including lowering of the ground level, rear paving and a plant unit..As previously approved, the proposed extensions would result in a rear elevation of the semi-detached pair of dwellings being distinctly asymmetrical in appearance; this approach was accepted under previous planning permissions.

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| | <ul style="list-style-type: none">• The upper two-storey extension would be set back from the sides and below the top of the host dwelling by 400mm. The extensions would not appear overly dominant or visually intrusive, with the architectural quality of the overall building not being adversely affected.• The original property's front and rear gardens benefited from a space measuring around 340 square metres floor area, following the extensions, 255 square metres floor area of the front and rear garden would remain which equals to 75%. The rear garden alone would have approximately 50% remain as a result of the proposals. It is considered that a rather considerable sized garden area would be retained in line with the CPG 1 (design) and the proposal is considered subordinate to the host property.• With regards to the plant unit, this would be located to the rear, a noise impact assessment report was submitted and is considered acceptable by the council's environmental health officer subject to conditions attached to decision notice. |
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Recommendation:-

Grant planning permission